



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, MAY 23, 2012
1:30PM
CDC HEADQUARTERS
2 S. CORAL CIRCLE
MONTEREY PARK, CA 91755
(323) 890-7001**

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1. Call to Order

2. Roll Call

Henry Porter Jr., Chair
Val Lerch, Vice Chair
Hope Boonshaft
Alma Cibrian
Zella Knight
Laurence Levin

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of April 18, 2012

4. Report of the Executive Director

5. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

6. Award Contract to Provide Landscape Services (All Districts)

Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, and if necessary, amend or terminate a one-year Landscape Service contract with BMC Landscape Management, Inc., using up to \$738,114 in program funds included in the Housing Authority's Fiscal Year 2012-2013 approved budget, to be effective following approval as to form by County Counsel and execution by all parties; authorize the Executive Director or his designee to approve change orders not to exceed \$147,622 to cover unforeseen costs, using program the same source; authorize the Executive Director or his designee to extend the time of performance for up to two additional years, in one-year increments, at the same annual cost and with the same 20% contingency each year, using program funds to be approved through the annual budget process; find that the approval of a contract for landscape services is exempt from the provisions of the California Environmental Quality Act (CEQA) because the activities will not have the potential for causing a significant effect on the environment. (APPROVE)

7. Award a Construction Contract for the Foothill Villa Senior Public Housing Development Kitchen and Bathroom Rehabilitation Project (District 5)

Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with C.A.S. General Contractor, the lowest responsive and responsible bidder, in the amount of \$658,382, to complete the rehabilitation of kitchens and bathrooms including all accessories and associated work at the Foothill Villa senior public housing development, using funds to be incorporated into the Housing Authority's approved Fiscal Year 2011-2012 budget; authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract; authorize the Executive Director or his designee to approve Contract change orders not to exceed \$131,676 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel; authorize the Executive Director to incorporate up to \$790,058 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) into the Housing Authority's approved Fiscal Year 2011-2012 budget for the purposes described above; find that the approval of the Contract and the project for kitchen and bathroom rehabilitation and associated work at the Foothill Villa senior public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project. (APPROVE)

8. Award a Construction Contract to California Averland Construction Inc. for Site and Building Improvements at the Orchard Arms Senior Public Housing Development (District 5)

Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with California Averland Construction Inc, the lowest responsive and responsible bidder, in the amount of \$922,490 to complete site and building improvements including all accessories and associated work at the Orchard Arms senior public housing development, using funds included in the Housing Authority's approved Fiscal Year 2011-2012 budget; authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract; authorize the Executive Director or his designee to approve Contract change orders not to exceed \$184,498 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel; find that the approval of the Contract and the project for roof replacement including all accessories and associated work at the Orchard Arms senior public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project. (APPROVE)

9. Approve a Partial Settlement Agreement with HUD for Use of Ujima Village Replacement Reserves and Award a Contract to National Demolition Contractors for Demolition of Ujima Village (District 2)

Recommend that the Board of Commissioners consider the Environmental Assessment/Mitigated Negative Declaration for the Ujima Village Demolition Project together with any comments received during the public review process, and find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment and analysis of the Board; adopt the mitigation monitoring and reporting program, finding that the mitigation monitoring plan is adequately designed to ensure compliance with the mitigation measures during project implementation, and find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment; adopt the Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act for the demolition of the Ujima Village Apartments at 941 E. 126th Street in unincorporated Los Angeles County; approve and authorize the Executive Director or his designee to execute a Partial Settlement Agreement with HUD, to allow the Housing Authority to utilize approximately \$1,660,818 in Replacement Reserves to fund demolition costs for Ujima Village; approve the use of \$1,113,953 in unspent Second Supervisorial District Community Development Block Grant (CDBG) funds, previously allocated for Ujima Village resident relocation assistance, to be used to fund Ujima Village demolition and other

project-related costs; approve the use of up to \$270,000 in unspent Second Supervisorial District discretionary funds, previously allocated for Ujima Village resident relocation assistance, to be used to fund Ujima Village demolition and other project-related costs; award and authorize the Executive Director or his designee to execute, and amend as necessary, a Demolition Contract and all related documents with National Demolition Contractors, the lowest responsive and responsible bidder, in the amount of \$1,857,507 to complete abatement of lead and asbestos and demolition of Ujima Village to ground level, using Replacement Reserves and Community Development Block Grant (CDBG) funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget; authorize the Executive Director or his designee to approve change orders not to exceed \$371,501 for unforeseen project costs, using CDBG funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget; authorize the Executive Director or his designee to terminate the contractor's right to proceed or to terminate the Demolition Contract if necessary. (APPROVE)

10. Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 890-7424, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, April 18, 2012

The meeting was convened at Orchard Arm Housing Development, 23520 Wiley Canyon Road, Valencia, CA 91355.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Henry Porter at 12:08 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Zella Knight, Chair		X
Henry Porter, Vice Chair	X	
Val Lerch	X	
Laurence Levin	X	
Hope Boonshaft		X
Alma Cibrian	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhn, Director, Housing Management
Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

Rosalind Wayman, Deputy, 5th District

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Lerch, seconded by Commissioner Levin, the Minutes of the Regular Meeting of February 22, 2012 were approved.

On Motion by Commissioner Cibrian, seconded by Commissioner Lerch, the Minutes of the Regular Meeting of March 28, 2012 were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas introduced staff – Arlene Black, Area Manager, Ludmila George, Property Supervisor, Melvin Batrezchavez, Maintenance Supervisor and Dina McGraw, Resident Manager.

Emilio Salas introduced Rosalind Wayman, Field Deputy, 5th District. Deputy Wayman thanked everyone for attending the meeting and welcomed guests to the Antelope Valley.

Emilio Salas stated that on April 17th, 2012, the Community Development Foundation held the “Run for the Fund” event, raising approximately \$5,000 in scholarships for Public Housing and Section 8 residents.

Emilio Salas stated that due to the Commissioner Leadership Training being held on Wednesday, May 23rd, the next Housing Commission meeting will be held at 1:30 pm at the Housing Authority in Santa Fe Springs.

Emilio Salas stated that the Community Development Commission/Housing Authority will be moving temporarily to 1000 S. Fremont St., Alhambra. The move is temporary until the completion of our new building. Due to the move the offices will be closed on May 17th and 18th.

Sean Rogan stated that due to the move, staff will be looking into having the same phone numbers used at the new building through our VOIP systems.

Emilio Salas stated that the Housing Authority presented the Annual Plan to the Board of Supervisors on March 27th, but the item was carried over to April 3rd. On April 3rd, the Annual Plan was approved. On April 17th, 5th District Supervisor Michael Antonovich, introduced a motion to implement preference for the homeless set aside vouchers. Mark Ridley Thomas, Supervisor, 2nd District amended the motion to instruct the Executive Director to conduct an exhaustive search for other funding options that citizens can utilize for housing opportunities. The information requested will be submitted to the Board of Supervisors on May 1st.

Agenda Item No. 5 - Public Comments

Carol Bogan, Marina Manor resident, would like an investigation of the Resident Council. She feels that the council is misusing council money and receipts are not being accounted.

Yvonne Meyer, Orchard Arms resident, would like to have new elections for Resident Council. She feels that the current council is receiving money and they do nothing for the residents.

Frances Brown, Orchard Arms resident, would like to transfer from her unit. She stated that she has bed bugs, mold in restroom and kitchen and ceiling damage.

Sandra Barker, Orchard Arms resident, stated that her unit has bedbugs and termites. She also stated that the Orchard Arms current management are never present on the site and are not available in emergency situations.

Pauline Hopkinson, Orchard Arms resident, stated that her unit has bedbugs.

Valerie Severson, Orchard Arms resident, stated that her unit has bedbugs. She also stated that the staff at Orchard Arms needs to be trained on how to be more professional.

All comments were given to Maria Badrakhan, Housing Management Director. Each comment will be looked into and a follow up will be provided at the next scheduled Housing Commission meeting.

Regular Agenda

On Motion by Commissioner Lerch seconded by Commissioner Cibrian and unanimously carried, the following was approved by the Housing Commission:

CONCURRENCE TO AWARD A CONSTRUCTION CONTRACT TO
LETNER ROOFING COMPANY FOR ROOF REPLACEMENT AT
THE WHITTIER MANOR HOUSING DEVELOPMENT IN
UNINCORPORATED WHITTIER (DISTRICTS 1 & 4)

1. Concur to recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with Letner Roofing Company, the lowest responsive and responsible bidder, to complete roof replacement at the Whittier Manor housing development, using up to \$219,450 in Community Development Block Grant (CDBG) funds allocated to the First Supervisorial District by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2011-2012 budget.

2. Concur to recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$43,890 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
3. Concur to recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract.
4. Concur to recommend that the Board of Commissioners find that the approval of the project and the award of the Contract are exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

On Motion by Commissioner Levin seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

CONCURRENCE TO AWARD A CONSTRUCTION CONTRACT TO MAGIC
HAMMER DEVELOPMENT INC. FOR PARKING LOT MODERNIZATION AT
SOUTH BAY GARDENS HOUSING DEVELOPMENT IN UNINCORPORATED
WILLOWBROOK
(DISTRICT 2)

1. Concur to recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with Magic Hammer Development, Inc., the lowest responsive and responsible bidder, to complete the modernization of one parking lot and adjacent sidewalks at the South Bay Gardens housing development, using up to \$107,530 in Community Development Block Grant (CDBG) funds allocated to the Second Supervisorial District by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2011-2012 budget.
2. Concur to recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$21,506 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
3. Concur to recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract.

4. Concur to recommend that the Board of Commissioners find that the approval the project and the award of the Contract are exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

On Motion by Commissioner Levin seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

**ACCEPTANCE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR
PROJECTS IDENTIFIED IN THE 2012-2013 ACTION PLAN FOR THE
ALLOCATION OF FEDERAL FUNDS (ALL DISTRICTS)**

1. Recommend that the Board of Commissioners find that the acceptance of Fiscal Year 2012-2013 CDBG funds from the Commission is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Housing Authority to accept \$1,400,000 in Fiscal Year 2012-2013 CDBG funds from the Commission, and to continue administration of \$1,140,814 in prior year CDBG funds, which will be requested for incorporation into the Housing Authority's Fiscal Year 2012-2013 budget through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).

On Motion by Commissioner Levin seconded by Commissioner Lerch and unanimously carried, the following was approved by the Housing Commission:

**RECOMMEND THE APPROVAL OF THE
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
FISCAL YEAR 2012-2013 BUDGET**

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment A) approving the Housing Authority of the County of Los Angeles (Housing Authority) Fiscal Year 2012-2013 Budget (Budget), which includes revenues and expenditures of \$328,506,000.
2. Recommend that the Board of Commissioners instruct the Chairman to sign the related Transmittal Resolution (Attachment B) certifying submission of the Budget by the Board to the U.S. Department of Housing and Urban Development (HUD).

3. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment C) approving the cost allocation model developed in conjunction with the Housing Authority's external auditors, Klynveld Peat Marwick Goerdeler (KPMG) in April 2002.
4. Recommend that the Board of Commissioners instruct the Executive Director to implement the Budget and take all related actions, including execution of all required documents, for the purposes described herein, following approval as to form by County Counsel.
5. Recommend that the Board of Commissioners find that the approval of the Budget is not subject to the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Cibrian had no comments.

Commissioner Lerch had no comments.

Commissioner Levin thanked staff for their presentation and stated to staff to keep up the good work.

Commissioner Porter had no comments.

On Motion by Commissioner Porter the Regular Meeting of April 18, 2012, was adjourned at 2:00 pm.

Respectfully submitted,


SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

May 23, 2012

TO: Housing Commissioners

FROM: Margarita Lares, Director, Assisted Housing Division

RE: **FSS PROGRAM UPDATE – APRIL 2012**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

ACTIVITIES

RECRUITMENT	10	Applications Received
	5	Applications Sent
ENROLLMENTS	4	New FSS Participant
TERMINATIONS	23	FSS participation terminated due to expiration of contract participation.
MEETINGS & SPECIAL PROJECT	0	There were no scheduled meetings in April
WORKSHOPS:	0	There were no scheduled meetings in March
Program Presentations		
Money Smart Workshop	3	Disseminated Credit Repair Informational Packets
REFERRALS	4	Job referral from the employment network job board
	4	WorkSource Center employment workshops and job fairs
	1	DPSS for Utilities payment assistance
	4	The Info-Line for assistance in locating social service
	1	Dress for Success Clothing Sale
	1	Home Ownership Program
GRADUATIONS	3	Pending requests for graduation
	2	Pending graduation
	2	Graduations pending approval

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:AS:CLF:dt

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are descriptions of frequently used language in the monthly FSS Report.

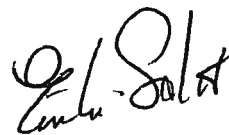
1. **SASSFA**-Acronym for Southeast Area Social Services Funding Authority. They oversee all the funding for Worksource Centers, who provide job training, job placement, and skill assessment. We have a partnership with them, which in turn benefits our clients by providing services that we would not be able to provide on our own. There are about 75 Worksource Centers located in Southern California.
2. **The Employment Network Job Board** is located in the Family Self-Sufficiency department of the Assisted Housing Division located at 12131 Telegraph Road, Santa Fe Springs, CA and is a compilation of job leads, job requests and training information supplied by our various partnered agencies and is updated on a bi-weekly basis. The network board may also include referrals to other types of services, such as job fairs, resume preparation or social services. All these resources are shared with FSS participants.
3. **Emergency Transportation Assistance** refers to bus tokens issued by FSS staff to FSS participants who are having short term transportation problems. This would include those who have started a new job and need transportation assistance until they receive a pay check; those who need assistance in order to get to a job interview; those who are starting school and may not have been able to make arrangements to carpool prior to enrollment; those who have had a temporary transportation emergency, such as a automobile accident or auto break down. Part of this assistance may also include referrals to other agencies which may have bus tokens or passes available.

FOR YOUR INFORMATION ONLY

May 23, 2012

TO: HOUSING COMMISSIONERS

FROM: EMILIO SALAS, Deputy Executive Director



SUBJECT: STATUS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM, FUNDED BY THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)

The Community Development Block Grant (CDBG) Division is closely monitoring CDBG-R subrecipients to ensure that they spend all of their allocated funds by June 30, 2012.

We are currently pacing at an appropriate level: as of May 10, 2012, \$7,382,464.78 (91.37%) of the total \$8,080,160.14 under contract has been expended. To ensure that subrecipients meet all of the aforementioned grant requirements, we continue to closely monitor their performance. Following are major actions taken since the last report:

- To date, 52 (80%) of the 65 projects are completed. Some of these were completed below budget, and the excess undisbursed funds were recaptured and reallocated to other existing well-performing CDBG-R activities.
- In order to fully expend the grant funds, as projects are completed and closed out, we will continue to reallocate remaining undisbursed funds to other ongoing CDBG or CDBG-R projects that can use the additional funding, and that are in full compliance with the grant requirements.
- CDBG staff is closely monitoring low-performing agencies and providing them with requisite technical assistance to ensure that they adhere to their required corrective actions which include: (a) submittal of any delinquent reimbursement requests; and (b) adherence to the project implementation and expenditure target dates stated in their action plans.
- The grant agreement expires on September 30, 2012.

TG:AC:ec

K://TG/ARRA/ARRA Status Report For CDBG-R (As of May 2012)

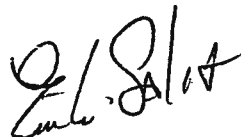
Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

May 23, 2012

TO: HOUSING COMMISSIONERS

FROM: EMILIO SALAS, Deputy Executive Director



SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA) HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is a collaborative effort among the Community Development Commission-Community Development Block Grant Division (CDC-CDBG), the County's Chief Executive Office, implementing County Departments, local Non-Profit Organizations, and the Los Angeles Homeless Services Authority (LAHSA).

Actions since the last report include the following:

- As of May 10, 2012, \$12,039,192.75 (98.71%) of the \$12,197,108.00 budget has been expended.
- The monthly partner meeting was held on May 8, 2012.
- As of April 30, 2012, 1,875 households have been served.
- Approximately \$3,046 in recovered funds was reprogrammed to the Department of Consumer Affairs to provide referral and counseling services to participants exiting as the HPRP program concludes.
- The grant agreement expires on August 18, 2012.

TG:AC:ec

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Community Development Commission

April 30, 2012

FOR YOUR INFORMATION ONLY

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



SUBJECT: UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009

On March 31, 2009, the Board of Supervisors (Board) requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. In all, the CDC/HACoLA was awarded \$33,603,148 of the \$114,312,431 applied for.

Funding Awarded

PUBLIC HOUSING CAPITAL FUND (CF)

Funding Amount: \$7,401,512 (by formula)

Award of Funds: On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

Use of Funds: The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. As a direct result of CF formula activities, the HACoLA has reported a total of 73 full-time equivalent jobs (that were created or retained) through the 4th Quarter of Program Year (PY) 2010-2011 to FederalReporting.gov.

Expenditure Levels: As first reported on August 31, 2011, all funds have been expended.

Provisions: The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. The HACoLA has met the mandatory obligation deadline and has expended 100% of the grant.

Funding Amount: \$5,924,000 (Applied for \$22,399,000 by competition.)

Award of Funds: On June 22, 2009, the HACoLA applied for \$16,475,000 in funding for improvements addressing the needs of the elderly and/or people with disabilities and public housing transformation. Additionally, on July 21, 2009, the HACoLA applied for \$5,924,000 in funding for energy efficient/green community projects.

Use of Funds: The HACoLA was only awarded funding in the 'Creation of an Energy Efficient Green Community' category in the amount of \$5,924,000. Funds were granted on September 29, 2009, and are being used at the Nueva Maravilla housing development to reduce energy costs, generate resident and HACoLA energy savings, and reduce greenhouse gas emissions attributable to energy consumption. A total of 28 full-time

equivalent jobs were created or retained through the 2nd Quarter of PY 2011-2012 and have been reported to FederalReporting.gov.

Expenditure Levels: On December 1, 2009, the Board approved the acceptance of the funds. As of April 23, 2012, the HACoLA had expended \$5,004,333 of the \$5,924,000 obligated.

Provisions: The HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available for contracts. The U.S. Department of Housing and Urban Development (HUD) requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. The HACoLA has met the mandatory obligation deadline.

COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R)

Funding Amount: \$8,080,528 (by formula)

Award of Funds: The CDC submitted an amendment to the CDBG PY 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. The CDC received the CDBG-R Grant Agreements on August 26, 2009.

Use of Funds: The CDC worked with the agencies affected by CDBG/ARRA regulations and submitted a final list of projects for approval to HUD on August 13, 2009, and the Board on August 18, 2009. Both HUD and the Board approved the list for the CDC's CDBG-R Program. Project activities include public improvements, housing rehabilitation, economic development, public services, and administration. These activities are expected to assist approximately 2,000 businesses, rehabilitate approximately 500 housing units, improve 17 public facilities, and provide activities benefiting approximately 2,000,000 people.

During the 3rd Quarter of Fiscal Year (FY) 2011-2012, the following activities were accomplished: the rehabilitation of 78 housing units was completed, economic development grants were provided to 2 businesses serving an area with 43,594 residents, improvements were completed to a public facility providing public services to an area with 1,868,416 residents, and a public service project provided job training for 2 individuals. All of these projects serve communities that are predominantly low- to moderate-income. Activities for this program have begun to wind down since all contracts with participating agencies will end on June 30, 2012. Originally, 65 projects were funded under the CDBG-R program. Most of the projects have been successfully completed and closed out. Currently, we have 17 projects that are still active. Since the inception of the program, a total of 1,549 jobs have been created or retained, which corresponds to 148.29 full-time equivalent positions.

The CDC has recaptured and reallocated funds for lack of expenditure or progress on projects. Funds were reprogrammed into existing CDBG-R activities that were in need of additional funding.

Expenditure Levels: As of April 23, 2012, the CDC had expended \$7,318,966 or 91.95% of the total funding.

Provisions: The CDC must use all CDBG-R funds by September 30, 2012.

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

Funding Amount: \$12,197,108 (by formula)

Award of Funds: The CDC submitted a completed application to HUD on May 18, 2009, which was subsequently approved the following June. Trainings on reporting, program monitoring, and general implementation were held for the applicable County Departments on August 19, 2009, and the CDC received the HPRP Grant Agreements on August 20, 2009.

Use of Funds: Implementation of HPRP began on October 1, 2009; and the Departments of Public Social Services, Consumer Affairs, Community and Senior Services, and the Los Angeles Homeless Services Authority (LAHSA) have been working collaboratively to deliver assistance to those in need. In addition, Neighborhood Legal Services began offering legal assistance and representation to persons and families with unlawful detainers on November 1, 2009. On August 31, 2010, the Board of Commissioners gave approval for 3 non-profit organizations (People Assisting the Homeless, Volunteers of America, and Union Station Homeless Services) to receive funding to provide HPRP services, and added 19 previously unserved cities that did not receive Federal or State HPRP funds within the County.

A total unduplicated count of 140 persons and 90 households received Housing Relocation and Stabilization Services and Financial Assistance during the 3rd Quarter of PY 2011-2012. Also during this time, a total unduplicated count of 29 persons left the program and all of the individuals moved to permanent destinations. Of the 29 individuals, 1 person leaving the program is moving to a rental unit that is subsidized, and another person is moving to a rental unit with a non-Veteran's Affairs Supportive Housing subsidy. The remainder are moving to rentals with no housing subsidy. The number of clients leaving the program steadily decreases as the County has been concentrating its efforts on ramping down services.

The County's online Pre-Screening Tool (located at <http://housing.lacounty.gov/>) was closed to the public last fall, and the Los Angeles County Housing Resource Center website is now providing links to other resources available for those still seeking HPRP assistance. Targeted technical assistance in data quality review continues to be the focus for County partners on the Homeless Management Information System reporting, in preparation of final annual reporting requirements.

The HPRP workgroup continues to meet monthly to communicate concerns, provide updates, and to discuss closeout procedures for the program. At this time, only County Department contracts are being tracked and managed, and we are down to 17 open projects. The community-based organizations, whose contracts ended on December 31, 2011, have completed final performance reporting, which was due March 16, 2012, and are now implementing closeout procedures.

Since the inception of the program, a total of 1,343 jobs have been created or retained, which corresponds to 242.79 full-time equivalent positions as of March 31, 2012.

Expenditure Levels: As of April 23, 2012, the CDC had expended \$11,855,180, or 97.55%, of the total funding. We met the 60% expenditure requirement 2 months in advance of the August 18, 2011, deadline.

Provisions: HUD requires that 60% of the funds be used by August 18, 2011, and 100% by August 18, 2012.

Unsuccessful Grant Applications

GREEN RETROFIT PROGRAM FOR MULTIFAMILY HOUSING

Funding Amount: Applied for \$2,260,000 by competition.

Award of Funds: The HACoLA submitted applications for the Kings Road and Lancaster Homes Housing Developments on June 15, 2009. The HACoLA did not receive this grant.

Use of Funds: Had the HACoLA been awarded, the funds would have been used for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

JUVENILE JUSTICE AND CRIME PREVENTION ACT PROGRAM (JJCPA)/EDWARD BYRNE MEMORIAL COMPETITIVE GRANT PROGRAM

Funding Amount: Applied for \$974,283 by competition.

Award of Funds: The CDC submitted an application on April 27, 2009. The CDC did not receive this grant.

Use of Funds: Had the CDC been awarded, the funds would have been used to support existing JJCPA programs.

NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)

Funding Amount: Applied for \$61,000,000 by competition.

Use of Funds: Had the CDC been awarded, the funds would have been used to supplement the NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\SH\nm
K:\CDBG COMMON\NIGR-PI\ARRA Board Memo\2012\April '12 ARRA Memo.doc

Attachment

- c: Each Deputy
Brence Culp, Chief Deputy Chief Executive Officer, Chief Executive Office
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office
David Seidenfeld, Manager, Chief Executive Office
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors
Lisa Rizzo, Principal Analyst, Chief Executive Office
Scott Wiles, Special Assistant, Chief Executive Office
Libby Boyce, Homeless Services Coordinator, Chief Executive Office

The CDC/HACoLA
American Recovery and Reinvestment Act of 2009 (ARRA) Final Award Amounts

ARRA GRANT OPPORTUNITY		FUNDING AGENCY	FORMULA AMOUNT/ \$ APPLIED FOR	AMOUNT AWARDED	GRANT AGREEMENT*
1	Capital Fund (formula)	HUD	\$7,401,512	\$7,401,512	Yes
2	Capital Fund (competitive) - Disabilities Category	HUD	\$9,235,000	Did Not Receive	No
3	Capital Fund (competitive) - PH Transformation	HUD	\$7,240,000	Did Not Receive	No
4	Capital Fund (competitive) - Green Technology	HUD	\$5,924,000	\$5,924,000	Yes
5	Community Development Block Grant - Recovery	HUD	\$8,080,528	\$8,080,528	Yes
6	Neighborhood Stabilization Program 2	HUD	\$61,000,000	Did Not Receive	No
7	Homeless Prevention and Rapid Re-Housing Program	HUD	\$12,197,108	\$12,197,108	Yes
8	Green Retrofit Program for Multifamily Housing	HUD	\$2,260,000	Did Not Receive	No
9	Edward Byrne Memorial Competitive Grant	DOJ	\$974,283	Did Not Receive	No
Total Awarded Under ARRA			\$33,603,148		

***Grant Agreement Received – Funds available for drawdown at U.S. Treasury.**

FOR YOUR INFORMATION ONLY

From: Elisa Vasquez
Sent: Monday, May 07, 2012 9:39 AM
To: Directors/Managers
Cc: Blair Babcock; Daniel Rofoli; Debra Solis; Elisa Vasquez; Geoffrey Siebens; 'Georganne Colvin'; Gloria Ramirez; Grace Thamawatanakul; Jacqueline Rodarte; Jose Pilpa; Lynna Ochoa; 'Marisela Ocampo'; Meiwen Fang; Nicholas Teske; Pat Case; 'Ray Gomez'; Raymond Webster; Robin Pointer; Samantha Harrison; Susan Lawi-Ayad
Subject: Legislative Update

Hello,

Below please find an update on State and Federal legislative activity of interest to the CDC.

State Budget Update

State revenues are coming in below Governor Brown's January budget projections. The Legislative Analyst's Office has stated that total personal and corporate income tax collections would likely be about \$3.5 billion behind for this fiscal year, and likely a "few more billion dollars" behind through the budget cycle that ends in June 2013. The Governor will issue a revised budget mid-May that will incorporate tax revenue data for April, the state's biggest collection month. Senator Steinberg again raised the idea of tapping the estimated \$1.5 billion once dedicated to affordable housing redevelopment to instead fill the budget hole. Governor Brown has called upon the legislature to make further cuts as a way of balancing the budget.

State Legislature

A Sacramento Superior Court judge recently ruled in favor of state lawmakers who alleged that State Controller John Chiang violated the state constitution last summer when he withheld their pay for 12 days for submitting a budget he considered out of balance. Judge David I. Brown ruled that Chiang had overstepped his bounds, and that the legislature has broad authority to determine for itself when a budget is balanced.

State Legislation

The CDC is actively monitoring and seeking a position on SB 1220, a bill which seeks to impose a \$75 recordation fee on specified real estate transactions. The fee will be deposited into a trust fund administered by the Department of Housing and Community Development to create a permanent funding source for affordable housing. IGR will be submitting an analysis to the CEO's office with a "Support with Amendments" position, as further clarification is needed in the bill to explain the funding distribution process.

Public Housing

On May 1, CLPHA, PHADA and NAHRO sent a joint letter to HUD Public and Indian Housing (PIH) Assistant Secretary Sandra Henriquez to express concern with the Public Housing Assessment System Interim Rule. The groups are requesting a meeting with Asst. Sec. Henriquez to press for immediate resolution to some major issues affecting recent scores and to discuss broader issues relating to assessment of PHAs as HUD moves towards implementation of a final rule.

The industry group letter comes on the heels of a recent meeting with PIH Deputy Assistant Secretary for the Real Estate Assessment Center (REAC) David Vargas and other REAC staff.

HUD News

Assistant Secretary Mercedes Marquez announced at the end of April that she would be leaving HUD on May 18th. The Asst. Sec. has indicated that she will say more about her future plans immediately before leaving.

We'll keep monitoring and report on these and other legislative matters of impact to the CDC.

Elisa

Elisa E. Vásquez, Manager
Intergovernmental Relations/Public Information
Community Development Commission/
Housing Authority of the County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755
phone: 323.890.7415
fax: 323.890.8580

Disclaimer:

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**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

May 23, 2012

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD CONTRACT TO PROVIDE LANDSCAPE SERVICES
(ALL DISTRICTS)**

SUBJECT

This letter requests approval of a contract with BMC Landscape Management, Inc. to provide landscape services to the Housing Authority.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, and if necessary, amend or terminate a one-year Landscape Service contract with BMC Landscape Management, Inc., using up to \$738,114 in program funds included in the Housing Authority's Fiscal Year 2012-2013 approved budget, to be effective following approval as to form by County Counsel and execution by all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve change orders not to exceed \$147,622 to cover unforeseen costs, using the same source of funds.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to extend the time of performance for up to two additional years, in one-year increments, at the same annual cost and with the same 20% contingency each year, using program funds to be approved through the annual budget process.
4. Recommend that the Board of Commissioners find that the approval of a contract for landscape services is exempt from the provisions of the California Environmental Quality Act (CEQA) because the activities will not have the potential for causing a significant effect on the environment.



PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this recommended action is to enter into a Contract with BMC Landscape Management, Inc. to provide landscape services for the Housing Authority.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Contract will be funded with up to \$738,114 in program funds from the following sources: Conventional Public Housing Operating funds allocated by the U.S. Department of Housing and Urban Development (HUD), Section 8 Project Based funds from HUD, Local Dwelling Rental Receipts, and State Annuity funds through the Rental Housing Construction Program. All funds are included in the Housing Authority's Fiscal Year 2012-2013 approved budget.

A 20% contingency, in the amount of \$147,623, is being set aside for unforeseen costs, using the same sources of funds. The Contract may be extended for up to two additional years, in one-year increments, at the same annual cost and with the same 20% contingency each year. Funds for future years will be included in the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Contract will provide for landscape services at 43 housing sites located throughout the County. Under the proposed Contract, BMC Landscape Management, Inc. will perform an estimated 3,455 hours of landscape services each month, depending on specific work needs approved by the Housing Authority. Regular services include trash pick-up, mowing and weeding, bush trimming, and other related tasks. In addition, BMC Landscape Management, Inc. will routinely maintain and repair the irrigation/sprinkler systems and power-wash the parking lots twice each year. BMC Landscape Management, Inc. will also perform other services as needed at the direction of the Housing Authority.

The proposed services are being primarily federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Greater Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, BMC Landscape Management, Inc. will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

CONTRACTING PROCESS

On February 8, 2012 a Request for Proposal (RFP) process was initiated to identify a qualified contractor to provide landscape services for both the Community Development Commission and Housing Authority. The solicitation notice was posted on the Commission website and the County WebVen for 23 days.

Honorable Housing Commissioners
May 23, 2012
Page 3

Four proposals were received by the submission deadline of March 2, 2012. The proposals were evaluated by an Evaluation Committee (EC) which included one representative from the Commission and two representatives from the Housing Authority. Each proposer provided a Business Proposal and a Cost Proposal. The EC used the criteria established in the solicitation package utilizing the 1,000 points system. On March 12, 2012 the EC met to discuss the scoring for all proposals. Following the meeting, the Procurement Coordinator calculated the informed average score from all EC members' evaluation sheets to determine the final overall score for each proposal. After calculating scores, the EC recommend BMC Landscape Management, Inc. for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (b)(3) this action is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15301 because it does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECT

The proposed Contract will provide necessary landscape services for the Housing Authority.

Respectfully submitted,



SEAN ROGAN
Executive Director

for

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Landscape Services

Beginning on February 8, 2012, the following outreach was initiated to identify landscape contractors who are able to provide necessary landscape services for the Housing Authority.

A. Announcement

Announcements were posted on both the County WebVen website and the Commission's Web Site.

B. Distribution of Notices

The Commission's vendor list was used to e-mail out the Request for Proposals (RFP) to 25 landscape contractors, of which 8 identified themselves as firms owned by minorities or women (private firms that are 51 percent owned by minorities or women, or publicly owned businesses, in which 51 percent of the stock is held by minorities or women).

C. Proposal Results

On March 2, 2012, four proposals were received. All four proposals met the minimum requirements and were forward to the three-member evaluation committee for further review. The evaluation committee used the "informed averaged" scoring methodology using a 1,000 points system as established in the solicitation package. The evaluation criteria consisted of qualifications (experience, background, references, etc.) approach to providing the services, quality control, Section 3, Living Wage Program (LWP) and costs. The final evaluation results are as follows:

Rankings	Evaluation Score	LWP Deductions	Final Score
BMC Landscape Management, Inc.	946	0	946
Conejo Crest Landscape	895	0	895
Venco Western, Inc.	718	0	718
American Gardens	693	0	693

A request for information letter regarding labor violations was sent to the Labor Commission of the California Department of Industrial Relations, for all four proposers. The response from the Labor Commission revealed no labor violations for any of the proposers. Therefore, no points were deducted.

BMC Landscape Management, Inc. is being recommended for Contract award based on the evaluation criteria set forth in the RFP.

D. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
BMC Landscape Management, Inc.	Corporation	Total: 33 31 (94%) Minorities 2 (6%) Non-Minority 3 (9%) Women

E. Minority/Women Participation – Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Conejo Crest Landscape	Corporation	Total: 118 117 (99%) Minorities 1 (1%) Non-Minority 3 (3%) Women

Venco Western, Inc.	Woman Business	Total: 132 131 (95%) Minorities 1 (1%) Non-Minority 4 (43%) Women
---------------------	----------------	--

American Gardens	Corporation	Total: 48 47 (98%) Minorities 1 (2%) Non-Minority 2 (4%) Women
------------------	-------------	---

The Housing Authority conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences; expos and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of Contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

May 23, 2012

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT FOR THE FOOTHILL VILLA SENIOR
PUBLIC HOUSING DEVELOPMENT KITCHEN AND BATHROOM REHABILITATION
PROJECT
(DISTRICT 5)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to C.A.S. General Contractor, to complete the kitchen and bathroom rehabilitation including all accessories and associated work at the Foothill Villa senior public housing development located at 2423 Foothill Boulevard in unincorporated La Crescenta.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with C.A.S. General Contractor, the lowest responsive and responsible bidder, in the amount of \$658,382, to complete the rehabilitation of kitchens and bathrooms including all accessories and associated work at the Foothill Villa senior public housing development, using funds to be incorporated into the Housing Authority's approved Fiscal Year 2011-2012 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.



3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$131,676 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$790,058 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) into the Housing Authority's approved Fiscal Year 2011-2012 budget for the purposes described above.
5. Recommend that the Board of Commissioners find that the approval of the Contract and the project for kitchen and bathroom rehabilitation and associated work at the Foothill Villa senior public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract for the kitchen and bathroom rehabilitation including all accessories and associated work at the Foothill Villa senior public housing development.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$658,382 in CFP funds allocated by HUD to be incorporated into the Housing Authority's approved Fiscal Year 2011-2012 budget.

A 20% contingency, in the amount of \$131,676 is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because kitchen and bathroom rehabilitation often involves unforeseen conditions or damage that extends further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Foothill Villa senior public housing development consists of 62 senior public housing units. The scope of work for this Contract includes the rehabilitation of 62 senior public housing units to replace existing kitchen cabinetry, bathroom vanities, countertops, sinks, plumbing fixtures, bathroom mirrors, range hoods, flooring, and painting and all accessories and associated work. The scope of work will also include the rehabilitation of the community center kitchen, and two community center bathrooms.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, C.A.S. General Contractor will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

CONTRACTING PROCESS

On January 17, 2012, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to 334 contractors identified from the Housing Authority's vendor list. Advertisements also appeared in one local newspaper, and on the County WebVen and CDC websites.

On February 22, 2012, 10 bids were received and formally opened. The first lowest bid, submitted by Professional Refinishing, was found to be non-responsive for failure to attend the mandatory pre-bid job walk as well as failure to provide a bid bond. The second lowest bidder, HNK Tech, Inc., withdrew its bid. The third lowest bidder, C.A.S. General Contractor was then determined to be the most responsive and responsible and is being recommended for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3)(ii), this project is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. It is categorically exempt from the provisions of CEQA. The project, rehabilitation of kitchens and bathrooms including replacement of existing kitchen cabinetry, bathroom vanities, countertops, sinks, plumbing fixtures, bathroom mirrors, range hoods, flooring, painting and all accessories and associated work is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Honorable Housing Commissioners
May 23, 2012
Page 4

IMPACT ON CURRENT PROJECT

The award of the Contract will complete the kitchen and bathroom rehabilitation improvements for the Foothill Villa senior public housing development and allow the Housing Authority to continue providing residents with decent, safe and sanitary living conditions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan".

SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

On January 17, 2012, the following outreach was initiated to identify a contractor to complete the kitchen and bathroom rehabilitation including all accessories and associated work at the Foothill Villa senior public housing development located at 2423 Foothill Boulevard, La Crescenta, CA 91214.

A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Los Angeles Times

An announcement was also posted on the County WebVen and CDC websites.

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 334 contractors, of which 178 identified themselves as businesses owned by minorities or women (private firms which are 60 percent owned by minorities or women, or publicly-owned businesses in which 56 percent of the stock is owned by minorities or women). As a result of the outreach, one hundred twenty-six contractors downloaded the bid package.

C. Pre-Bid Conference and Site Walk

On February 2, 2012, a mandatory pre-bid conference and site walk was conducted. Thirty Seven firms were in attendance.

D. Bid Results

On February 22, 2012, a total of ten bids were received and publicly opened.

The bid result was as follows:

<u>Company</u>	<u>Bid Amount</u>
Professional Refinishing	\$400,582
HNK Tech, Inc.	\$499,080
C.A.S. General Contractor	\$658,382
Cal-City Construction, Inc.	\$699,000
DASH Construction Company, Inc.	\$699,289
Monet Construction, Inc.	\$802,732
AZ Home, Inc.	\$835,300
Fast-Track Construction Corporation	\$915,000

SBS Corporation
Gibraltar Construction Co., Inc.

\$961,284
\$963,870

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
C.A.S. General Contractor	Minority	Total: 3 3 Minorities 0 Women 100% Minorities 0 % Women

F. Minority/Women Participation - Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Professional Refinishing	Minority	Total: 6 3 Minorities 4 Women 50% Minorities 67% Women
HNK Tech, Inc.	Minority	Total: 7 7 Minorities 1 Woman 100% Minorities 14% Women
Cal-City Construction, Inc.	Minority	Total: 22 21 Minorities 3 Women 95% Minorities 14% Women
DASH Construction Company, Inc.	Minority	Total: 7 6 Minorities 0 Women 86% Minorities 0% Women
Monet Construction, Inc.	Non-Minority	Total: 7 3 Minorities 3 Women 43% Minorities

		43% Women
AZ Home, Inc. Inc.	Non-Minority	Total: 15 8 Minorities 2 Women 53% Minorities 13% Women
Fast-Track Construction Corporation	Non-Minority	Total: 15 10 Minorities 4 Women 67% Minorities 27% Women
SBS Corporation	Minority	Total: 24 5 Minorities 6 Women 21% Minorities 25% Women
Gibraltar Construction	Minority	Total: 30 20 Minorities 0 Women 67% Minorities 0% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Foothill Villa Kitchen and Bathroom Rehabilitation
Location: 2423 Foothill Blvd., La Crescenta, CA 91214
Bid Number: CDC12-004
Bid Date: February 22, 2012
Contractor: C.A.S. General Contractor
Services: The scope of work in each unit includes replacement of existing kitchen cabinetry, bathroom vanities, countertops, sinks, plumbing fixtures, bathroom mirrors, range hoods, flooring, painting, and all related work. The scope of work will also include the rehabilitation of the community center kitchen, and two community center bathrooms.

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all addenda to the Contract Documents.

Notice to Proceed and Completion: The work to be performed under this Construction Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within one hundred and eighty (180) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

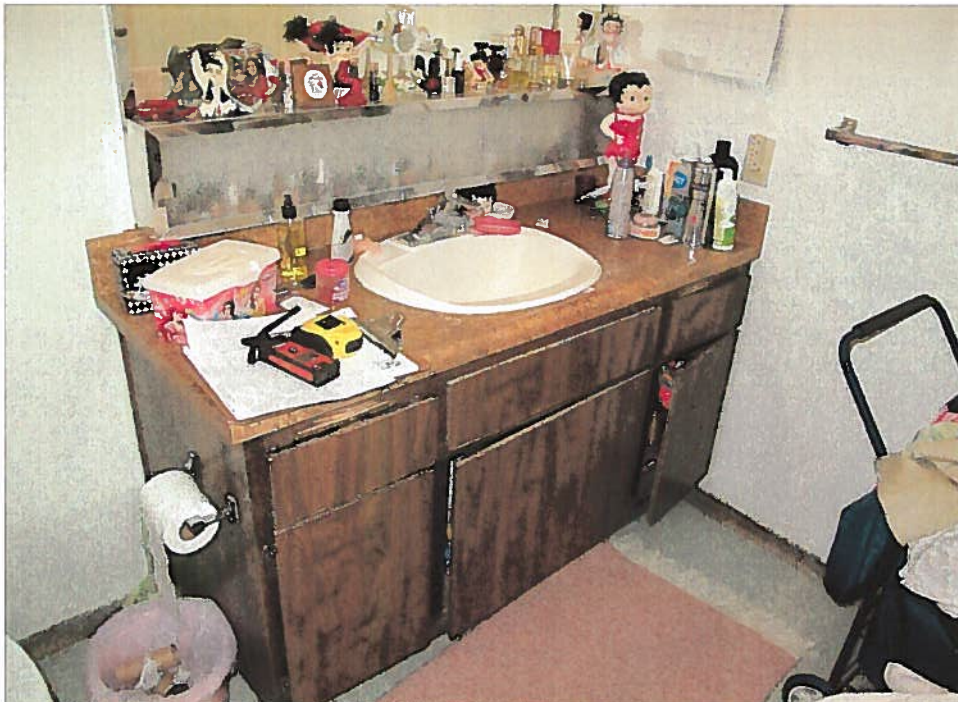
Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Six Hundred Fifty Eight Thousand Three Hundred Eighty Two Dollars (\$658,382)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: **\$131,676**

FOOTHILL VILLA KITCHEN AND BATHROOM REHABILITATION



1. Kitchen cabinets to be replaced.



2. Bathroom vanity to be replaced.

FOOTHILL VILLA KITCHEN AND BATHROOM REHABILITATION



3. Community bathroom to be remodeled.



4. Community kitchen to be remodeled.



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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

May 23, 2012

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO CALIFORNIA AVERLAND
CONSTRUCTION INC. FOR SITE AND BUILDING IMPROVEMENTS AT THE
ORCHARD ARMS SENIOR PUBLIC HOUSING DEVELOPMENT
(DISTRICT 5)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to California Averland Construction Inc. for site and building improvements including all accessories and associated work at the Orchard Arms senior public housing development located at 23410-23540 Wiley Canyon Road in the City of Santa Clarita.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with California Averland Construction Inc, the lowest responsive and responsible bidder, in the amount of \$922,490 to complete site and building improvements including all accessories and associated work at the Orchard Arms senior public housing development, using funds included in the Housing Authority's approved Fiscal Year 2011-2012 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.



3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$184,498 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners find that the approval of the Contract and the project for roof replacement including all accessories and associated work at the Orchard Arms senior public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract for site and building improvements, including all accessories and associated work, at the Orchard Arms senior public housing development.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with up to \$922,490 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2011-2012 budget. A 20% contingency, in the amount of \$184,498 is being set aside for unforeseen costs using the same source of funds.

This contingency is recommended because site and building improvements often involve unforeseen conditions or damage that extend further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Orchard Arms senior public housing development consists of 183 housing units. The scope of work for site and building improvements includes repair or replacement of wrought iron fencing and wood balcony panels; concrete repaving, new concrete curbs and railings; replacement of parking striping and wheel stops, address numbers and signage; exterior painting and application of deck coating; a new roof access door; replacement of damaged gutters and downspouts; repair of concrete foundation walls; and flooring replacement in common areas including all accessories and associated work.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, California Averland Construction Inc. will comply with Section 3 of the Housing

and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

CONTRACTING PROCESS

On December 28, 2011, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were electronically sent to all 395 Class B licensed contractors identified from the Housing Authority's vendor list. Advertisements also appeared the Los Angeles Times newspaper, and on the County WebVen and CDC websites.

On February 3, 2012, 3 bids were received and formally opened. After review of the budget by the Housing Authority, it was determined that three deductive alternate items included in the original bid package; construction of new carports, shade structure, and roof replacement, be deducted from the three lump sum base bids submitted by the bidders. The lowest bidder, California Averland Construction Inc., was determined to be the most responsive and responsible and is being recommended for the Contract award.

The Summary of the Outreach Activities is provided in Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3)(ii), this project is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. It is categorically exempt from the provisions of CEQA. The project, repair or replacement of wrought iron fencing and wood balcony panels; concrete repaving, new concrete curbs and railings; replacement of parking striping and wheel stops, address numbers and signage; exterior painting and application of deck coating; a new roof access door; replacement of damaged gutters and downspouts; repair of concrete foundation walls; and flooring replacement in common areas including all accessories and associated work is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Honorable Housing Commissioners
May 23, 2012
Page 4

IMPACT ON CURRENT PROJECT

The award of the Contract will provide needed rehabilitation to the Orchard Arms senior public housing development and allows the Housing Authority to continue providing residents with decent, safe and sanitary living conditions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan".

SEAN ROGAN
Executive Director

for

Enclosures

ATTACHMENT A

Summary of Outreach Activities Orchard Arms Site and Building Improvements Project

On December 28, 2011, the following outreach was initiated to identify a contractor for site and building improvements at the Orchard Arms senior public housing development located at 23410-23540 Wiley Canyon Road, Valencia, CA 91355.

A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Los Angeles Times

An announcement was also posted on the County WebVen and CDC websites

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to email Invitations for Bids to 395 Class B licensed contractors. Bid packages were downloaded from the CDC website.

C. Pre-Bid Conference and Site Walk

On January 12, 2012, a mandatory pre-bid conference and site walk was conducted. Twenty six firms were in attendance.

D. Bid Results

On February 3, 2012, a total of three bids were received and publicly opened. The bid result was as follows:

	<u>Lump sum base bid</u>	<u>Bid amount without 3 alternate items</u>
Engineer's Estimate	\$1,796,366	\$1,137,901
<u>Company</u>	<u>Lump sum base bid</u>	<u>Bid amount without 3 alternate items</u>
California Averland Construction Inc.	\$1,953,490	\$922,490

Fast-Track Construction	\$2,247,000	\$923,000
AZ Home, Inc.	\$2,447,000	\$1,028,000

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
California Averland Construction Inc.	Non-Minority	Total: 4 4 Minorities 0 Women 100% Minorities 0% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Fast-Track Construction	Minority	Total: 15 12 Minorities 3 Women 80% Minorities 20% Women
AZ Home, Inc.	Non-Minority	Total: 15 8 Minorities 2 Women 53% Minorities 13% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Orchard Arms Site & Building Improvements Project
Location: 23410-23540 Wiley Canyon Road, Valencia, CA 91355
Bid Number: CDC11-233
Bid Date: February 3, 2012
Contractor: California Averland Construction Inc.
Services: Site and building improvements

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Plans and Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within **One Hundred Twenty (120)** calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Nine Hundred Twenty Two Thousand Four Hundred Ninety Dollars (\$922,490)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: **\$184,498**

Orchard Arms Site and Building Improvements Project



1. Orchard Arms Housing Development - scope includes repair or replacement of concrete paving, wrought iron fencing, and wood balcony panels; installation of new concrete curbs and railings, exterior painting and application of deck coating; replacement of roof access door, damaged gutters and downspouts; repair of concrete foundation walls; new parking striping and wheel stops, address numbers, signage, and all associated work.



2. Repair or replace existing balcony wood panels throughout. Paint building exterior and apply Dex-O-Tex coating on balcony floors.

Orchard Arms Site and Building Improvements Project



3. Remove existing wooden fascia boards and blockings adhering to the metal carport cover. Modify electrical conduits and offset light fixtures to flush with the metal edge of the roof. Paint carport exterior.



4. Install new Vinyl Composition Tiles (VCT) flooring and 4" vinyl base at the common area hallway. Paint interior ceiling, railings, and walls.



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

May 23, 2012

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**APPROVE A PARTIAL SETTLEMENT AGREEMENT WITH HUD FOR USE OF
UJIMA VILLAGE REPLACEMENT RESERVES AND AWARD A CONTRACT TO
NATIONAL DEMOLITION CONTRACTORS FOR DEMOLITION OF UJIMA VILLAGE
(DISTRICT 2)**

SUBJECT

This letter recommends approval of a Partial Settlement Agreement with the U.S. Department of Housing and Urban Development (HUD) to allow the Housing Authority to utilize Replacement Reserves to fund demolition costs for the Ujima Village housing development, located at 941 E. 126th Street in unincorporated Los Angeles County. This letter also recommends approval for unspent Second Supervisorial District Community Development Block Grant (CDBG) funds and unspent Second Supervisorial District discretionary funds, previously allocated for Ujima Village resident relocation assistance, to be reprogrammed to use for Ujima Village demolition and other project-related costs. Finally, this letter recommends award of a Demolition Contract to National Demolition Contractors, the lowest responsive and responsible bidder, for abatement of lead and asbestos and demolition of Ujima Village to ground level (Ujima Village Demolition Project).

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners consider the Environmental Assessment/Mitigated Negative Declaration for the Ujima Village Demolition Project together with any comments received during the public review process, and find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.



2. Recommend that the Board of Commissioners adopt the mitigation monitoring and reporting program, finding that the mitigation monitoring plan is adequately designed to ensure compliance with the mitigation measures during project implementation, and find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment.
3. Recommend that the Board of Commissioners adopt the Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act for the demolition of the Ujima Village Apartments at 941 E. 126th Street in unincorporated Los Angeles County.
4. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute a Partial Settlement Agreement with HUD, to allow the Housing Authority to utilize approximately \$1,660,818 in Replacement Reserves to fund demolition costs for Ujima Village.
5. Recommend that the Board of Commissioners approve the use of \$1,113,953 in unspent Second Supervisorial District Community Development Block Grant (CDBG) funds, previously allocated for Ujima Village resident relocation assistance, to be used to fund Ujima Village demolition and other project-related costs.
6. Recommend that the Board of Commissioners approve the use of up to \$270,000 in unspent Second Supervisorial District discretionary funds, previously allocated for Ujima Village resident relocation assistance, to be used to fund Ujima Village demolition and other project-related costs.
7. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute, and amend as necessary, a Demolition Contract and all related documents with National Demolition Contractors, the lowest responsive and responsible bidder, in the amount of \$1,857,507 to complete abatement of lead and asbestos and demolition of Ujima Village to ground level, using Replacement Reserves and Community Development Block Grant (CDBG) funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
8. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve change orders not to exceed \$371,501 for unforeseen project costs, using CDBG funds included in the Housing Authority's approved Fiscal Year 2012-2013 budget.

9. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed or to terminate the Demolition Contract if necessary.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions, including adoption of the Environmental Assessment/Mitigated Negative Declaration, will allow the Housing Authority to proceed with the Ujima Village Demolition Project.

The Ujima Village housing development consists of 34 buildings and carports and a total of 300 residential units. Ujima Village was built in the early 1970s with financing from HUD on the site of the former Athens Tank Farm, which was operated by General Petroleum Corporation, which later became part of ExxonMobil Corporation. In 1995, the Housing Authority purchased Ujima Village from HUD for \$1.00, and HUD agreed to indemnify the Housing Authority against liability for costs arising from pre-existing environmental conditions affecting the soil and groundwater as a result of the past tank farm usage.

As is typical of many structures built before 1978, the units have both lead-based paint and asbestos-containing materials. The poor workmanship of the original construction led to the deterioration of the units over time. Although the Housing Authority invested in the rehabilitation of several units, rent revenue was insufficient to adequately address the housing conditions and abate the asbestos and lead throughout the development. Several units deteriorated to the point of being uninhabitable, but a complete rehabilitation of the site was deemed cost-prohibitive.

On November 2007, the California Regional Water Quality Control Board (Water Board) issued an order to the Housing Authority and to ExxonMobil to complete environmental investigation, assessment, monitoring and cleanup of the site. On November 12, 2008, the Board directed the Housing Authority to take steps to close Ujima Village. All Ujima Village residents were relocated as of August 2010, and the site is currently vacant. On November 16, 2009, HUD approved the demolition of Ujima Village with the requirement that any future use of the site would be exclusively for open space and recreational purposes.

The vacant housing development is blighted has the potential for increased criminal activity. The environmental investigation of Ujima Village is ongoing and will take years before the site is fully remediated and a "No Further Action Letter" is issued by the Water Board. Consequently, the Ujima Village site will only be demolished to the ground level, and the subsurface soil and groundwater currently being environmentally tested will not be disturbed.

HUD's approval of the Settlement Agreement is contingent upon the Housing Authority's execution of a Demolition Contract. Conversely, the use of Replacement Reserves to

fund the Demolition Contract is contingent upon approval of the Partial Settlement Agreement. Therefore, both documents must be approved concurrently by the Board. Once approved and executed by the Executive Director, they will be submitted to HUD. The effective date of the Demolition Contract will be the date that the Partial Settlement Agreement is executed by HUD.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Housing Authority will fund the Demolition Contract with Replacement Reserves and Second Supervisorial District CDBG funds included in the Housing Authority's Fiscal Year 2012-2013 budget. A 20% contingency, in the amount of \$371,501, is being set aside for unforeseen costs using CDBG funds. This contingency is recommended because abatement of asbestos and lead and site demolition often involves unforeseen conditions that extend further than initially identified in the scope of work.

Soft costs related to the demolition, including consultants, entitlements, permits, and other fees, will be funded using Second Supervisorial District discretionary funds and any CDBG funds not used for the Demolition Contract and contingency. All funds are included in the Housing Authority's approved Fiscal Year 2012-2013 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The scope of work for this Demolition Contract includes abatement of lead and asbestos, and demolition of up to 34 buildings and carports to the ground level, and all accessories and associated work. Existing site flatwork such as slabs, walkways, and driveways, and subterranean structures such as utility lines, and vapor and monitoring wells will remain in place due to ongoing environmental testing.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, National Demolition Contractors will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

To address requirements of the National Environmental Policy Act of 1969, an Environmental Assessment was prepared for this project. This document describes the proposed project, evaluates the potential environmental effects, and describes the

mitigation measures necessary to avoid potentially significant environmental effects from the project.

Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on August 15, 2011. Following the required public and agency comment periods, HUD issued a Release of Funds for this project on August 31, 2011.

Consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in place of an Initial Study to satisfy CEQA requirements. The Environmental Assessment/Mitigated Negative Declaration (EA/MND) was circulated for public review as required by state and local law, and the EA/MND, in conjunction with the Mitigation Monitoring Plan, meets the requirements of CEQA.

Prior to the release of the EA/MND, revisions in the project were made or agreed to in the area of hazards which would avoid the significant effects or mitigate the effects to a point where clearly no significant effects would occur. The EA/MND concludes that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment.

Public Notice was originally published in the Los Angeles Daily News on May 28, 2011, pursuant to Public Resources Code Section 21092.3. After revisions were made to the EA/MND to more accurately reflect the project description, Public Notice was again published in the Los Angeles Daily News on July 29, 2011. Comments were received from the County of Los Angeles Department of Parks and Recreation, the County of Los Angeles Fire Department, the County of Los Angeles Sheriff's Department, the Native American Heritage Commission, the State of California Department of Transportation, and the California Regional Water Quality Control Board, Los Angeles Region.

The documents and other materials related to the matter are located at the Los Angeles County Community Development Commission at 2 Coral Circle, in Monterey Park. The custodian of these documents and materials is Donald Dean, Environmental Officer for the Community Development Commission.

This project has received a No Effect Determination from the California Department of Fish and Game exempting the project from paying the fee pursuant to Section 711.4 of the Fish and Game Code. Upon the Board's adoption of the EA/MND, the Commission will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing fee with the County Clerk.

CONTRACTING PROCESS

On October 31, 2011, the Housing Authority initiated an outreach to identify a contractor to abate and demolish existing structures at the subject property. Invitations for Bids were electronically sent to all 310 Class A and Class B licensed contractors identified from the Community Development Commission's vendor list. Advertisements also appeared in the Los Angeles Times newspaper and on the County WebVen and CDC websites.

On December 14, 2011, thirteen bids were received and formally opened. The lowest bidder, National Demolition Contractors, was determined to be the lowest responsive and responsible. During the bid review and protest period, the third and fourth lowest bidders submitted protests, which were denied by the Housing Authority. The fourth lowest bidder, Urban Metro Environmental, Inc., requested and was granted an appeal hearing. The appeal was heard on the merits, and the hearing officer determined that there were no grounds to overturn the decision of the Housing Authority in favor of the lowest responsive and responsible bidder.

The Summary of the Outreach Activities is provided as Attachment A.

IMPACT ON CURRENT PROJECT

The award of the Demolition Contract will allow for the abatement and demolition of the existing vacant structures at the Ujima Village site and will remove blight and address safety concerns.

Respectfully submitted,



 SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities Ujima Village Demolition Project

On October 31, 2011, the following outreach was initiated to identify a contractor for the abatement and demolition at the Ujima housing development located at 941 E. 126th Street, Los Angeles, CA 90059.

A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Los Angeles Times

An announcement was also posted on the County WebVen and CDC websites

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to email Invitations for Bids to 310 Class A and Class B licensed contractors. As a result of the outreach, ninety-three bid packages were downloaded from the County WebVen and CDC websites.

C. Pre-Bid Conference and Site Walk

On November 10, 2011, a mandatory pre-bid conference and site walk was conducted. Forty contractors were in attendance. To provide a more detailed review of the scope of work, a second non-mandatory site walk was conducted on December 1, 2011. Eleven contractors were in attendance.

D. Bid Results

On December 14, 2011, a total of thirteen bids were received and publicly opened. The bid result was as follows:

Engineers' Estimate

\$ 2,000,000 - \$4,000,000

<u>Company</u>	<u>Bid Amount</u>
National Demolition Contractors	\$1,857,507
Interior Demolition Inc.	\$2,532,940
American Wrecking, Inc.	\$2,585,000
Urban Metro Environmental, Inc.	\$2,677,302
Miller Environmental, Inc.	\$2,912,800
Castlerock Environmental, Inc.	\$2,966,850
Unlimited Environmental, Inc.	\$3,349,750
MTM Construction Inc.	\$3,588,000

NCM Demolition & Remediation	\$3,735,500
Crew Inc.	\$3,892,000
J & G Industries Inc.	\$4,310,000
Evans Brothers Inc.	\$4,537,000
DOJA Inc.	\$5,014,801

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
National Demolition Contractors	Non-Minority	Total: 12 10 Minorities 2 Women 83% Minorities 17% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Interior Demolition, Inc.	Minority	Total: 15 15 Minorities 1 Woman 100% Minorities 6% Women
American Wrecking, Inc	Non-Minority	Total: 65 63 Minorities 4 Women 97% Minorities 6% Women
Urban Metro Environmental	Minority	Total: 6 5 Minorities 2 Women 83% Minorities 33% Women

Miller Environmental, Inc.	Non-Minority	Total: 149 139 Minorities 8 Women 93% Minorities 5% Women
Castlerock Environmental	Non-Minority	Total: 48 42 Minorities 5 Women 88% Minorities 10% Women
Unlimited Environmental	Non-Minority	Total: 46 42 Minorities 5 Women 91% Minorities 11% Women
MTM Construction, Inc.	Minority	Total: 37 35 Minorities 6 Women 95% Minorities 16% Women
NCM Demolition & Remediation, LP	Non-Minority	Total: 189 163 Minorities 23 Women 86% Minorities 12% Women
Crew, Inc.	Non-Minority	Total: 55 28 Minorities 3 Women 51% Minorities 5% Women
J & G Industries, Inc.	Non-Minority	Total: 10 7 Minorities 1 Woman 70% Minorities 10% Women

Evans Brothers, Inc.	Non-Minority	Total: 81
		44 Minorities
		3 Women
		54% Minorities
		3% Women

DOJA, Inc.	Non-Minority	Total: 31
		23 Minorities
		1 Women
		74% Minorities
		3% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Ujima Village Demolition Project
Location: 941 E. 126th Street, Los Angeles, CA 90059
Bid Number: CDC11-342
Bid Date: December 14, 2011
Contractor: National Demolition Contractors
Services: Abatement and demolition of up to 34 buildings and carports including all accessories and associated work.

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; Drawings and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within **Two Hundred and Ten (210)** calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars (\$500)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Demolition Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Million Eight Hundred Fifty Seven Thousand Five Hundred and Seven Dollars (\$1,857,507)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Demolition Contract.

Contract Contingency: **Three Hundred Seventy One Thousand Five Hundred and One Dollars (\$371,501)**